



## The Hayloft

Gatewen Road, Wrexham, LL11 6YZ

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Guide Price - £325,000

The Hayloft is a superb barn conversion built within the grounds of a country home dating back to the 1600s. The property offers the best of rural living while being conveniently close to the local town centre and commuter links.

The property offers generous, well appointed accommodation throughout, complemented by contemporary fixtures and fittings. Outside, there is a private courtyard garden, parking for two vehicles and a double garage. Internally, the accommodation comprises an entrance hall, ground floor W.C, a spacious lounge featuring an impressive galleried landing above, a modern dining kitchen and a separate utility room. To the first floor, the galleried landing provides an ideal space for a home office or additional seating area and leads to three well proportioned double bedrooms and a family bathroom. The principal bedroom further benefits from its own ensuite shower room.

## LOCATION

Wrexham is a vibrant city located at the heart of Wrexham County Borough in North Wales. Positioned between the Welsh mountains and the lower Dee Valley and close to the Cheshire border, the city offers an excellent range of shopping amenities, along with a variety of bars and restaurants. Wrexham is also proudly home to Wrexham AFC. The historic city of Chester is within easy reach and provides an extensive choice of acclaimed eateries, high street retailers and boutique shops. Educational needs are well served with a selection of reputable primary and secondary schools locally, as well as private schooling options at The King's and Queen's Schools in Chester. For commuters, the A483 provides convenient access to the wider North West via the A55 North Wales Expressway and the M53 and M56 motorway networks.





### **ACCOMMODATION**

The entrance is approached via the courtyard garden.

### **ENTRANCE HALL**

Timber, stable style door through to the entrance hall having timber flooring, radiator, doors to both lounge and dining kitchen.

### **GROUND FLOOR W.C**

Comprising a low flush W.C and wash hand basin, tiled flooring, radiator.

### **LOUNGE**

A spacious lounge having a staircase which rises to the impressive first floor gallery landing, feature stone fireplace with an inset dual fuel burner, radiators.

### **DINING KITCHEN**

Fitted with a modern comprehensive range of wall, base and drawer units, contrasting timber worksurfaces over, inset white coloured sink unit with a mixer tap and kettle tap above, range cooker and extractor above, integrated fridge, space for a substantial dining table, tiled flooring, radiator, double glazed windows looking out onto the courtyard.



### **UTILITY ROOM**

Wall and base units, single drainer sink unit, plumbing point for both a washing machine and dishwasher, space for a tumble dryer, tiled splash backs and tiled flooring, radiator.

### **GALLERY LANDING**

A fantastic space for a home office or additional seating area, skylight windows, radiator, exposed stone wall, first floor landing area having an airing cupboard and two further radiators.

### **BEDROOM 1**

Double glazed window to front, radiator, access to the loft space.

### **ENSUITE SHOWER ROOM**

Tiled shower cubicle with a mains shower, WC and vanity wash hand basin, radiator.

### **BEDROOM 2**

Double glazed window, radiator, laminate flooring.

### **BEDROOM 3**

Double glazed window, radiator.

### **BATHROOM**

Panel bath, shower screen, electric shower, W.C and vanity wash hand basin, part tiled walls, tiled flooring, heated towel rail.



## OUTSIDE

The property is approached along a private road and driveway owned by Gatewen Hall.

## GARDEN

Courtyard garden with low level wall boundary and pedestrian gate. Off road parking for two cars set in front of a double garage.

## SERVICES

Mains electric, water and septic tank drainage shared with two neighbouring properties with costs split equally for usage and maintenance.

## MANAGEMENT CHARGE

£40 per month towards the maintenance of the driveway payable to Gatewen Hall.

## COUNCIL TAX

F

## EPC

E

## DIRECTIONS

What3words [///estate.rating.insect](https://www.what3words.com/#!/share/estate.rating.insect)  
Sat Nav LL11 6YZ

## APPROXIMATE DISTANCES

Wrexham - 1.8 miles

Chester Train Station - 17 miles

Liverpool Airport - 37 miles

Manchester Airport - 45.7 miles





### **VIEWINGS**

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

### **PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS**

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

### **SALE PLAN & PARTICULARS**

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.



## AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

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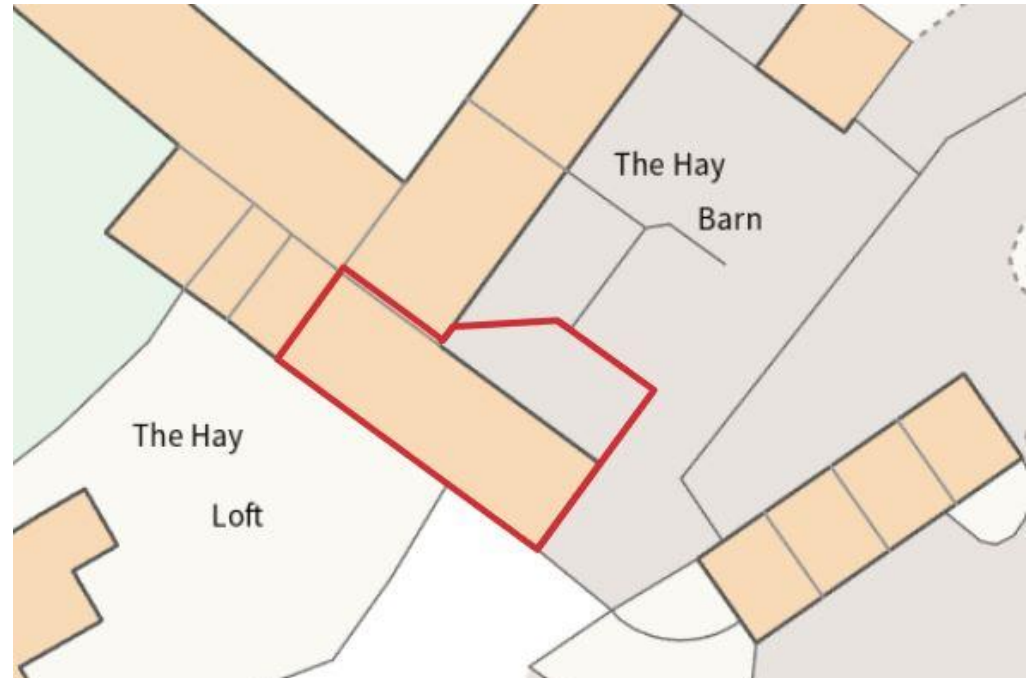
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## DISCLAIMER

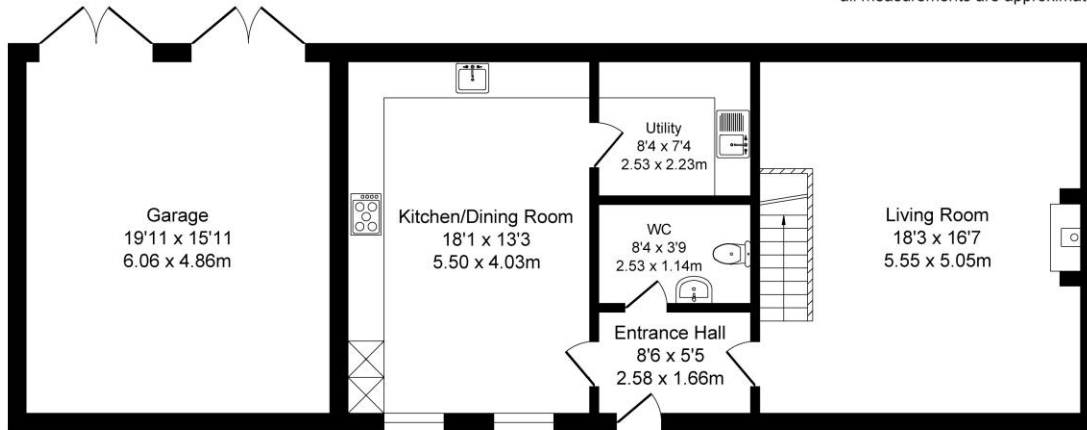
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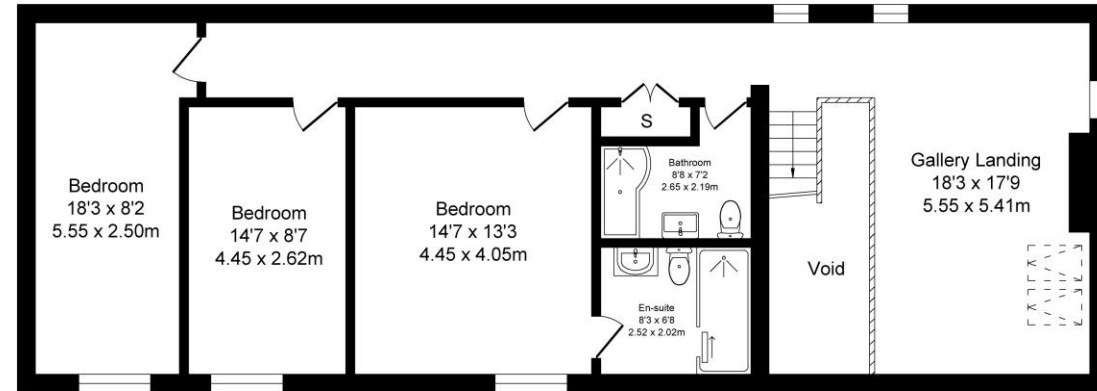
# The Hay Loft

Total Approx. Floor Area 2145 Sq.ft. (199.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area 1105 Sq.Ft (102.7 Sq.M.)



First Floor  
Approx. Floor Area 1040 Sq.Ft (96.6 Sq.M.)

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